

132.0

0002

0009.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

USE VALUE:

1,151,300 / 1,151,300

ASSESSED:

1,151,300 / 1,151,300



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
69		GRAY ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: NGODUP BOMBON	
Owner 2:	
Owner 3:	

Street 1: 69 GRAY ST
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y

Postal: 02476	Type:
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PREVIOUS OWNER

Owner 1: NGODUP BOMBON -
Owner 2: -

Street 1: 69 GRAY STREET
Twn/City: ARLINGTON

St/Prov: MA Cntry:
Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 13,160 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1955, having primarily Vinyl Exterior and 2556 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		13160		Sq. Ft.	Site		0	90.	0.62	10									733,321						733,300	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	13160.000	418,000		733,300	1,151,300		84900
							GIS Ref
							GIS Ref
							Insp Date
							03/17/09

Total Card	0.302	418,000		733,300	1,151,300	Entered Lot Size
Total Parcel	0.302	418,000		733,300	1,151,300	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	450.43	/Parcel: 450.4	Land Unit Type:

Parcel ID: 132.0-0002-0009.A

!10301!

PRINT

Date

Time

12/11/20

00:37:31

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

mmcmakin

10301

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NGODUP BOMBON,	71789-367	1	10/25/2018	Convenience	99	No	No		
SANGPO NGODUP,	67353-116		6/1/2016	Convenience	1	No	No		
MANSFIELD JOHN	32178-150		12/27/2000		430,000	No	No		
	19532-519		12/1/1988		180,000	No	No	Y	

BUILDING PERMITS

ACTIVITY INFORMATION

Date	Result	By	Name
3/17/2009	Measured	163	PATRIOT
2/10/2009	Measured	163	PATRIOT
4/8/2001	MLS	MM	Mary M
11/2/1999	Meas/Inspect	263	PATRIOT
8/1/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION		BATH FEATURES		COMMENTS		SKETCH										
Type: 05 - Garrison		Full Bath: 2	Rating: Average	PDAS.												
Sty Ht: 2 - 2 Story		A Bath: 1	Rating:													
(Liv) Units: 1	Total: 1	3/4 Bath: 1	Rating:													
Foundation: 1 - Concrete		A 3QBth: 1	Rating:													
Frame: 1 - Wood		1/2 Bath: 1	Rating:													
Prime Wall: 4 - Vinyl		A HBth: 1	Rating:													
Sec Wall: 8 - Brick Veneer 5%		OthrFix: 1	Rating:													
Roof Struct: 1 - Gable		OTHER FEATURES														
Roof Cover: 1 - Asphalt Shgl		Kits: 1	Rating: Average	1st Res Grid Desc: Line 1 # Units: 1												
Color: WHITE		A Kits: 1	Rating:	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
View / Desir:		Frpl: 2	Rating: Average	Other												
GENERAL INFORMATION		WSFlue: 1	Rating:	Upper												
Grade: B- - Good (-)		CONDOS INFORMATION						Lvl 2								
Year Blt: 1955		Location:						Lvl 1								
Alt LUC:		Total Units:						Lower								
Jurisdict:		Floor:						Totals	RMs: 8	BRs: 5	Baths: 2	HB				
Const Mod:		% Own:						REMODELING		RES BREAKDOWN						
Lump Sum Adj:		Name:						Exterior:	No Unit	RMS	BRS	FL				
DEPRECIATION								Interior:	1	8	5					



AssessPro Patriot Properties, Inc

KFTCH

	1	40
OSP (99)	9	SFL (40)
11		SFL FFL BMT (1040)
FFL (176)	16	26
		40

SUB AREA

IMAGE

MOBILE HOME Make: _____ Model: _____ Serial #: _____ Year: _____ Color: _____
SPEC FEATURES/YARD ITEMS **PARCEL ID** 132.0-0002-0009.A

SPEC FEATURES/YARD ITEMS

PARCEL ID 132.0-0002-0009.

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	2000	0.00	T	15.2	101						

More: N

Total Yard Items:

Total Special Features:

Total: